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Community Planning
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HOUSING ELEMENT AND FAIR SHARE PLAN

**BOROUGH OF WESTWOOD
BERGEN COUNTY, NEW JERSEY**

PREPARED FOR:

**BOROUGH OF WESTWOOD PLANNING BOARD
BA# 2089.16**

December__ , 2008

HOUSING ELEMENT AND FAIR SHARE PLAN

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BERGEN COUNTY, NEW JERSEY**

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The original document was appropriately signed and sealed on November 21, 2008 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

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INTRODUCTION

In 1975 the New Jersey Supreme Court decided, in So. Burlington Cty. NAACP v. Borough of Mount Laurel, that every developing municipality in New Jersey had an affirmative obligation to provide for its fair share of affordable housing. In a subsequent decision in 1983, the Court acknowledged that the vast majority of municipalities in the State had ignored their constitutional obligation, and called for the State Legislature to enact legislation that would save municipalities from the burden of having the courts determine their affordable housing needs. The result was the establishment of the New Jersey Council on Affordable Housing (COAH), the state agency responsible for overseeing the manner in which the state's municipalities address their low and moderate income housing needs.

COAH had originally adopted in 1987, and again in 1994, a 'fair share' methodology to determine housing-need numbers for all municipalities in the state. The adopted combined first and second round housing need numbers for Westwood indicated a 104 unit affordable housing obligation; the Borough's obligation was subsequently modified a number of times by COAH. COAH's third round housing need number for Westwood is 48 affordable housing units.¹

In contrast to the above-noted figures, the following is noted:

1. The Borough has received Substantive Certification from COAH on April 7, 2004 that addressed its second round obligation, wherein it was determined that the Borough was entitled to a vacant land adjustment of 79 units reducing to a Realistic development Potential (RDP) of 8 units. Westwood sought to address this obligation through credits for several group homes and affordable senior housing developments (see Table 18 herein for a summary of the Updated Second Round plan components).
2. The analysis set forth in this report indicates the Borough continues to be entitled to a vacant land adjustment pursuant to the new third round rules. The data reveals there are less than 52.62 acres of vacant land in Westwood, and after adjusting for environmental constraints and related factors pursuant to the regulations, only 5.57 acres of cumulative vacant developable acres remaining in the Borough. This enables the Borough to seek an adjustment from the COAH-published 48 unit third round obligation since the Borough lacks sufficient suitable developable land to accommodate this additional development.
3. The imposition of COAH's density standards for municipalities such as Westwood, that are in Planning Area #1, indicates that the 5.57 acres of remaining developable acreage would generate a need for 21 affordable housing units as part of the community's third round obligation. This is based upon the growth share based upon municipal capacity 'Worksheet C' adjustments.

¹ Westwood's original housing-need number included a 'new construction' obligation of 87 units and a 'rehabilitation obligation' of 17 units. This second round obligation was subsequently adjusted based upon a vacant land adjustment, the new construction obligation is 8 affordable units. COAH also indicates that Westwood has a third round housing obligation of 48 units and a rehabilitation obligation of 41 units; this is designed to address the community's affordable housing needs to 2018. As detailed herein, this report takes exception to COAH's estimated growth projections for Westwood. The analysis contained herein indicates the Borough has a maximum housing need for an additional 21 units of affordable housing and rehabilitation share of 41 units.

4. COAH has predicated its determination of Westwood's housing need, and ability to address that need, on a variety of factors, including prospective growth and the ability to accommodate that growth as reflected by their determination of vacant land in the community. Their analysis and mapping indicates that the Borough has 30 acres of vacant land. Our analysis disputes that assessment, as noted above. A review of their data finds it includes, in numerous instances, backyards of abutting residential lots, portions of municipal parks, portions of school sites and environmentally restricted lands and public rights-of-way. A map of their vacant land assessment is provided in the appendix of this report, and can be contrasted with the Existing Vacant Parcels Map that is based on Borough tax records, which is also provided at the end of this report.

The COAH rules provide that, prior to addressing a third round obligation, a municipality must first address its second round housing-need number. The accompanying plan seeks to address Westwood's second round 87 unit obligation by utilizing the approved vacant land adjustment granted in second round certification or Realistic Development Potential (RDP) of 8 units. The manner in which the Borough may address its second round obligation is summarized in a table on page 28.

In addition to the above, the housing plan also contains the following:

1. A rehabilitation component that seeks to address the community's 41 unit rehabilitation obligation. The COAH regulations provide that "municipalities shall provide sufficient dollars to fund no less than half of the municipal rehabilitation component by the mid-point of substantive certification". It was also determined during prior round certification that the borough qualified for 13 rehabilitation credits therefore the borough has a remaining rehabilitation requirement of 28 units. While the Borough estimates that a substantial number of the remaining units were likely spontaneously rehabilitated during the strong market conditions for home improvement experienced up to about 2006, the Borough plans to continue participating in the Bergen County Home Improvement Program for the remaining units of rehabilitation. The Borough will monitor the availability of funds from this program to evaluate if a municipally sponsored program will be required to be in place to supplement this effort in accordance with applicable regulations.
2. An 'unmet need' component that is designed to address the difference between the Borough's adjusted assessment of its ability to address affordable housing based on its lack of available developable land (21 units) and COAH's 48 unit published figure for the Borough's third round obligation. The plan can call for an obligatory overlay requirement throughout the municipality that mandates that, whenever a developer proposes a minimum of 5 units on a site, twenty percent of the total number of dwellings must be set aside for income qualified households. The final plan will emphasize that, as the Borough continually assesses its rate of growth, it may acquire sites if the need arises.

SECTION I: HOUSING ELEMENT

A. COMMUNITY OVERVIEW

The Borough of Westwood is located in the Pascack Valley in central Bergen County, adjacent to four other municipalities. These include the Borough of Washington to the west, the Borough of Hillsdale and the Borough of Riverdale to the north, and the Borough of Emerson to the south and east, all of which are in Bergen County. Westwood occupies an area of approximately 1,536 acres, equivalent to 2.4 square miles.

Westwood is a predominantly developed community, with a substantial portion of vacant land remaining characterized by wetlands, C-1 waterways and/or encompassed by the 100-year flood plain. The borough is principally a residential community. A variety of residential uses exist in the borough, primarily one-family detached units and a number of garden apartments. Business uses are mostly located in Westwood's central business district on Westwood Avenue and along Broadway, with a small number of commercial uses along Old Hook Road.

The developed character of the community is reflected in the vacant land study that was undertaken as part of this overall plan. The data reveals there is 52.62 acres of vacant land in the Borough. The study also reveals that, after deducting acreage that is environmentally constrained, there is only 5.57 acres of vacant developable land. This is shown on the environmental maps and vacant land maps presented at the end of this report.

Access to Westwood is provided by a number of County thoroughfares. Kinderkamack Road and Broadway provide residents with access to various parts of the County. The Borough is also served by the Pascack Valley Line of the New Jersey Transit, which links Westwood directly to the Hoboken Terminal and Secaucus Junction. Residents of the Borough are also serviced by various bus routes that provide service to New York.

A. INVENTORY OF MUNICIPAL HOUSING STOCK

This section of the housing element provides an inventory of the Borough's housing stock, as required by the MLUL. The inventory details housing characteristics such as age, condition, purchase/rental value, and occupancy. It also details the number of affordable units available to low- and moderate-income households and the number of substandard housing units capable of being rehabilitated.

1. Number of Dwelling Units. As shown in the table below, the rate of growth of the borough's housing stock has been falling slightly for several decades. The housing stock grew by approximately 11% during the 1970's, whereas the rate of growth during the 1990's fell to about 8 percent.

Table 1
Table 1: Dwelling Units (1960-2008 YTD) - Westwood, New Jersey

Year	Total Dwelling Units	Numerical Change	Percentage Change
1970	3,468	-	-
1980	3,859	391	11.3
1990	4,260	401	10.4
2000	4,610	350	8.2
2008*	4,642	32	.69

*Through June 2008

Sources: 2003 Bergen County Data Book; NJ Department of Community Affairs (DCA), The NJ Construction Reporter:
<http://www.state.nj.us/dca/codes/cr/conrep.shtml>

The following table provides details regarding the tenure and occupancy of the borough's housing stock. As shown below, 60 percent of the borough's housing stock in 2000 was owner-occupied. Most of the remaining occupied units are renter-occupied. A total of 125 housing units, or 2.7% of the total number of dwelling units, were unoccupied when the 2000 US Census was taken.

Table 2: Housing Units by Tenure and Occupancy Status (2000) - Westwood, New Jersey

Characteristics	Number	Percent
Owner-occupied	2,781	60.3
Renter-occupied	1,704	37.0
Vacant units	125	2.7
Total	4,610	100.0

Source: 2000 U.S. Census

2. Housing Characteristics. This section provides additional information on the characteristics of the Borough's housing stock, including the number of units in structure and the number of bedrooms. Residential structures in Westwood primarily consist of single-family detached units. The Borough also has a relatively large percentage of multi-family developments greater than 10 units, which compromise roughly 14% of the total housing stock.

Table 3: Units in Structure (1990 and 2000) - Westwood, New Jersey

Units in Structure	1990		2000	
	Number	Percent	Number	Percent
Single Family, detached	2,498	61.6	2,687	59.9
Single Family, attached	18	.44	81	1.8
2	460	11.2	482	10.7
3 or 4	249	6.1	351	7.8
5 to 9	124	3.0	277	6.2
10 to 19	216	5.2	133	3.0
20 or more	458	11.1	474	10.6
Other	68	1.6	0	0.0
Total	4,091	100.0	4,485	100.0

Source: U.S. Census, 1990 & 2000

Table 4: Number of Bedrooms in Housing Units (2000) - Westwood, New Jersey

Bedrooms	2000	
	Number	Percent
None	56	1.2
One	1,124	25.1
Two	785	17.5
Three	1,520	33.9
Four	869	19.3
Five or More	131	2.9
Total	4,485	100.0

Source: 2000 U.S. Census

3. Housing Age. Approximately 83 percent of the Borough's dwelling units were constructed prior to 1970 with roughly one-third of its dwelling units built prior to 1939. Only 4.8 percent of the housing stock was constructed after 1990. The median year of home construction for the borough is 1955.

Table 5: Year Structure Built - Westwood, New Jersey

Year Units Built	Number	Percent
1999 to March 2000	53	1.2
1995 to 1998	48	1.1
1990 to 1994	114	2.5
1980 to 1989	542	12.1
1970 to 1979	414	9.2
1960 to 1969	661	14.7
1950 to 1959	853	19.0
1940 to 1949	505	11.3
1939 or earlier	1,295	28.8
Total	4,485	100.0

Source: 2000 U.S. Census

4. Housing Conditions. Table 6 provides an indication of overcrowded housing units, represented by units containing more than one occupant per room. This table indicates the vast majority of dwellings in Westwood are not over crowded.

**Table 6: Occupants Per Room (2000)
Westwood, New Jersey**

Occupants Per Room	Number of Units	Percent
0.50 or less	3,356	74.8
0.51 to 1.00	1,023	22.8
1.01 to 1.50	45	1.0
1.51 or more	61	1.4
Total Occupied Units	4,485	100.0

Source: 2000 U.S. Census

Table 7 presents additional detail regarding housing conditions, including the presence of complete plumbing and kitchen facilities and the type of heating equipment used.

Table 7: Equipment and Plumbing Facilities (2000) - Westwood, New Jersey

Facilities	2000	
	Number	Percent
<u>Kitchen:</u>		
With Complete Facilities	4,463	99.5
Lacking Complete Facilities	22	0.5
<u>Plumbing:</u>		
With Complete Facilities	4,464	99.5
Lacking Complete Facilities	21	0.5
<u>Heating Equipment (Occupied Units):</u>		
Standard Heating Facilities	4,469	99.6
Other Means, No Fuel Used	16	0.4

Source: 2000 U.S. Census

5. Purchase and Rental Values. Rental values increased between 1990 and 2000, with the median gross rent increasing from \$796 to \$996.

Table 8: Gross Rent of Specified Renter-Occupied Housing Units (1990 and 2000) - Westwood, New Jersey

Rent	1990		2000	
	Number	Percent	Number	Percent
Less than \$250	108	5.4	89	5.2
\$250 to \$499	99	0.9	111	6.5
\$500 to \$749	393	19.2	177	10.4
\$750 to \$999	646	27.5	446	26.1
\$1,000 or more	203	44.4	809	47.4
No cash rent	41	2.7	74	4.3
Total	1,490	100.0	1,706	100.0
Median Gross Rent	\$796		\$996	

Source: U.S. Census, 1990 & 2000

Similarly, the median values of owner-occupied units increased between 1990 and 2000, from \$217,700 to \$239,300. These values have continued to increase significantly since 2000.

Table 9: Value of Specified Owner-Occupied Housing Units (1990 and 2000)
Westwood, New Jersey

Value Range	1990	Value Range	2000
Less than \$75,000	24	Less than \$100,000	15
\$75,000 to \$99,999	5		
\$100,000 to \$124,999	47	\$100,000 to \$149,000	72
\$125,000 to \$149,999	103		
\$150,000 to \$174,999	170	\$150,000 to \$199,999	410
\$175,000 to \$199,999	466		
\$200,000 to \$249,999	851	\$200,000 to \$299,999	1,551
\$250,000 to \$299,999	331		
\$300,000 to \$399,999	156	\$300,000 to \$399,999	301
\$400,000 to \$499,999	53	\$400,000 to \$499,999	118
		\$500,000 to \$749,999	33
\$500,000 or more	26	\$750,000 to \$999,999	0
		\$1,000,000 or more	0
TOTAL	2,232	TOTAL	2,500
1990 Median Value	\$217,700	2000 Median Value	\$239,300

Source: U.S. Census, 1990 & 2000

6. Number of Units Affordable to Low- and Moderate-Income Households. Based on the most current COAH regional income limits, the median household income for a three-person household in COAH Region 1, Westwood's housing region comprising Bergen, Hudson, Passaic and Sussex Counties, is \$69,365. A three-person moderate-income household, established at no more than 80 percent of the median income, would have an income not exceeding \$55,492.

An affordable sales price for a three person moderate-income household earning 80 percent of the median income is estimated at approximately \$150,000. This estimate is based on the UHAC affordability controls outlined in N.J.A.C. 5:80-26.1.

For renter-occupied housing, an affordable monthly rent for a three-person household is estimated at \$1,340. According to 2000 U.S. Census data, approximately 32 percent of the Borough's rental units had a gross rent less than \$1,000.

7. Substandard Housing Capable of Being Rehabilitated. COAH provides the number of units in a community that are in need of rehabilitation and are not likely to experience "spontaneous rehabilitation." Westwood's rehabilitation share is 41 units. This item is further explained in the Fair Share Plan section of this document.

B. PROJECTION OF MUNICIPAL HOUSING STOCK

The Fair Share Plan section of this document will include a detailed projection of the municipal housing stock, pursuant to COAH's rules for establishing the "growth share" component of the fair share obligation. This section will also identify historical and projected growth trends.

C. POPULATION ANALYSIS

The MLUL requires that the housing element provide data on the municipality's population, including population size, age and income characteristics.

1. Population Size. The Borough's population has been relatively stable since the dramatic increase that occurred during the 1940's and 1950s. Since 1960, the Borough population has ranged from a high of 11,105 in 1970 to a low of 10,446 in 1990. The population estimate for 2007 (the last year for which data is available) is 10,780 table 10 outlines population growth and decline in the Borough.

Table 10: Population Growth - Westwood, New Jersey

Year	Population	Change(#)	Change (%)
1900	828	--	--
1910	1,870	1042	125.0
1920	2,597	727	38.8
1930	4,861	2,264	87.2
1940	5,388	527	10.8
1950	6,766	1,378	25.5
1960	9,046	2,280	33.7
1970	11,105	2,059	22.8
1980	10,714	(-391)	(-3.6)
1990	10,446	(-268)	(-2.5)
2000	10,999	553	5.3
2007*	10,780	(-219)	(-0.02)

* NJ Department of Labor and Workforce Development (LWD) estimate
Sources: 2003 Bergen County Data Book; NJ Department of LWD

2. Age Characteristics. The Borough's age characteristics are outlined in the table below. At the time of the most recent census, 18.6% of the population was under 15 years old, while 15.9% of the population was 65 years of age or older. The 2000 median age of Borough residents was nearly 38.6 years. This is slightly lower than the Bergen County median age of 39.1 years.

Table 11: Age Characteristics (2000)
Westwood, New Jersey

Age Group	Total	% Total
Under 5	762	6.9
5-9	644	5.9
10-14	641	5.8
15-19	489	4.4
20-24	445	4.0
25-29	737	6.7
30-34	982	8.9
35-39	1055	9.6
40-44	917	8.3
45-49	758	6.9
50-54	770	7.0
55-59	576	5.2
60-64	471	4.3
65-69	418	3.8
70-74	390	3.5
75-79	343	3.1
80-84	281	2.6
85 and over	320	2.9
Total	10,999	100.0
Median Age	38.6	

Source: 2000 U.S. Census

3. Average Household Size. The average Borough household size decreased between 1980 and 1990 and decreased again between 1990 and 2000.

Table 12: Average Household Size (1980-2000)
Westwood, New Jersey

Year	Borough Population	Household Population	Total Households	Average Household Size
1980	10,714		3,791	2.80
1990	10,446		4,091	2.53
2000	10,999	10,866	4,485	2.42

Source: 2003 Bergen County Data Book

4. Household Income. The median household income for Westwood households increased over 32 percent between 1990 and 2000, from \$46,866 to \$59,868. Approximately 25 percent of Westwood households earned in excess of \$100,000 in 1999. Detailed household income figures are provided in the accompanying Table 13 below.

Table 13: Household Income Distribution (1989 and 1999)
Westwood, New Jersey

Income Category	1989		1999	
	Number	Percent	Number	Percent
Less than \$10,000	267	6.6	261	5.8
\$10,000 to \$14,999	239	5.8	143	3.2
\$15,000 to \$24,999	487	11.9	382	8.5
\$25,000 to \$34,999	550	13.5	424	9.4
\$35,000 to \$49,999	690	16.9	673	14.9
\$50,000 to \$74,999	963	23.6	872	19.4
\$75,000 to \$99,999	513	12.6	628	13.9
\$100,000 to \$149,999	290	7.1	733	16.3
\$150,000 or more	74	1.8	372	8.3
Total	4,073	100.0	4,488	100.0
Median	\$46,866		\$59,868	

Source: U.S. Census, 1990 & 2000

D. EMPLOYMENT ANALYSIS

The MLUL requires that the housing plan include data on employment levels in the community. The following tables present information on the borough's employment characteristics.

1. Employment Status. Table 14 provides information on employment status for population 16 and over in the Borough. Approximately 66 percent of the Borough's population over the age of 16 was employed, with only 2.1 percent unemployed.

Table 14: Employment Status- Population 16 & Over (2000)
Westwood, New Jersey

Employment Status	Number	Percent
In labor force	5,874	66.3
Civilian labor force	5,874	66.3
Employed	5,750	60.8
Unemployed	124	2.1
Armed Forces	0	0
Not in labor force	2,982	33.7
Total Population 16 and Over	8,856	100.0

Source: 2000 U.S Census

2. Employment Characteristics of Employed Residents. The following two tables detail information on the employment characteristics of Westwood residents. Table 15 details occupation characteristics and Table 16 details industry characteristics.

Table 15: Employed Residents Age 16 and Over, By Occupation (2000)
Westwood, New Jersey

Occupation	Number	Percent
Management, professional, and related occupations	2444	42.5
Service occupations	839	14.6
Sales and office occupations	1678	29.2
Farming, fishing, and forestry occupations	0	0.0
Construction, extraction, and maintenance occupations	372	6.5
Production, transportation, and material moving occupations	417	7.2
Total	5,750	100.0

Source: 2000 U.S. Census

Table 16: Employed Residents Age 16 and Over, By Industry (2000)
Westwood, New Jersey

Industry	Number	Percent
Agriculture, Forestry, Fisheries & Mining	8	.14
Construction	198	3.4
Manufacturing	665	11.6
Transportation and warehousing, and utilities	268	4.6
Wholesale Trade	255	4.4
Retail Trade	841	14.6
Information	317	5.5
Finance, Insurance, & Real Estate	577	10.0
Education, health and social services	998	17.4
Arts, entertainment & Recreational Services	440	7.7
Professional & Related Services	598	10.4
Public Administration	230	4.0
Other Services	355	6.2
Total	5,570	100.0

Source: 2000 U.S. Census

SECTION II: FAIR SHARE OBLIGATION

A. INTRODUCTION

The methodology for determining the Borough's third-round affordable housing obligation changed significantly from the prior round regulations. Under COAH's third-round rules, a municipality's third-round affordable housing obligation is a function of three components:

- Rehabilitation Share
- Remaining Prior Round Obligation
- Growth Share

The growth share component represents the most significant change from the prior round, as it requires that each municipality determine its own affordable housing obligation based on the amount of residential and non-residential growth anticipated over the third-round period from 2004 to 2018. Each of the three components is combined to determine the municipality's total affordable housing obligation. More detail on each component is provided below.

1. Rehabilitation Share. The rehabilitation share component of the affordable housing obligation is based on the municipality's existing housing deficiencies. Rehabilitation share is defined as "the number of deficient housing units occupied by low and moderate income households within a municipality." A "deficient housing unit" is "a unit with health and safety code violations that require the repair or replacement of a major system." A major system includes any of the following: weatherization, roofing, plumbing, heating, electricity, sanitary plumbing, lead paint abatement and/or load-bearing structural systems.

COAH publishes the rehabilitation share for each municipality. It has determined that Westwood has a 41 unit rehabilitation share. A municipality has two options for determining the rehabilitation share component of its fair share obligation. The first option is to use the rehabilitation share number assigned by COAH to the municipality. COAH devised a methodology using 2000 U.S. Census data to estimate the number of low- and moderate-income deficient housing units within each municipality. The methodology is based on regional averages that are then applied to local conditions. It adjusts for potential double counting, incorporates credits for municipalities which have been "increasingly impacted" by the rehabilitation share, and accounts for the portion of units likely to experience spontaneous rehabilitation, i.e., those likely to rehabilitate through private forces. Alternatively, a municipality can conduct its own housing survey to develop an actual rehabilitation share.

Characteristics indicating a need for rehabilitation are as follows:

- Persons Per Room: 1.01 or more persons per room in housing units built in 1939 or before.
- Plumbing Facilities: Inadequate plumbing sufficient for rehabilitation as indicated by a lack of hot and cold piped water, a flushing toilet, or a bathtub/shower.
- Kitchen Facilities: Inadequacy indicated by non-presence of kitchen facilities within unit or non-presence of one of three components, including a sink with piped water, a stove or refrigerator.

2. Remaining Prior Round Obligation. Prior Round Obligation is comprised of the prior rounds of prospective need (Rounds 1 and 2) and the reallocated present need from Round 2. Since COAH used census data to adjust previously published first- and second-round obligation numbers in order to correct for under/overestimates, it has provided each municipality with a new first- and second-round obligation number in an appendix to its third-round rules. Westwood's first and second-round obligation new construction number is 87 units.

The Borough has received Substantive Certification wherein it was determined that the Borough was entitled to a vacant land adjustment of 79 units reducing the RDP to 8 units. Westwood sought to address this obligation through credits for several group homes and affordable senior housing developments. This is detailed in a subsequent section of this report.

3. Growth Share. The growth share portion of a municipality's fair share obligation is based on the projected residential and employment growth in the municipality over the period between 2004 and 2018. As previously noted, COAH has calculated that Westwood has an 48 unit growth share obligation. They define growth share as:

“The affordable housing obligation generated in each municipality by both residential and non-residential development from 2004 through 2018 and represented by a ratio of one affordable housing unit for every four market-rate housing units constructed plus one affordable housing unit for every 16 newly created jobs as measured by new or expanded non-residential construction within the municipality.”

COAH also provides that each individual municipality's actual growth between 2004 and 2018 generates an affordable housing obligation. For residential development, one affordable housing unit obligation is generated for every four market rate residential units constructed in the municipality. For non-residential development, one unit of affordable housing obligation is generated for each 16 jobs created in the community. Job creation estimates are based on the amount of new non-residential square footage developed within the community.

The Borough calculation of developable vacant land differs significantly with COAH's estimate of its growth potential. The lack of vacant land, along with an assessment of past and projected growth, indicates Westwood's adjusted need is 21 units. A critical component that forms the basis for the Borough's objection to COAH's assessment of need is that it has incorrectly indicated that the Borough contains 31 acres of developable vacant land (see map at end of report), while a review of tax data reveals only 5.57 acres is developable per COAH regulations.

The following section contains development projections and a determination of the growth share assessment for the third-round obligation.

B. CALCULATION OF AFFORDABLE HOUSING OBLIGATION

The calculation of the Borough's affordable housing obligation is detailed below.

1. Rehabilitation Share. Per the new third round rules, Appendix B, the Borough has a rehabilitation share of 41 units.
2. Remaining Prior Round Obligation. Appendix C of the new COAH rules indicates a recalculated prior round new construction obligation of 87 units. However, the vacant land adjustment granted during second round certification set the RDP at 8 units with an unmet need of 79 units. The Borough's prior round plan addressed its new construction obligation through a combination of credits and inclusionary developments. The prior round plan components are presented below.

Table 17: Second Round Plan Components and Status
Westwood, New Jersey

Plan Component	Number of Units	Status
Prior Cycle Credits for Existing Affordable Units:		
Westwood House		Completed 1981
-Age Restricted	164	
-Non-Age Restricted Accessible	18	
100 Madison Avenue (B 801, L18)	3	Prior Cycle Credits Completed prior to 7/15/83
Group Homes, Mid Bergen Community 34 Kingsberry Avenue (B 1601, L 13) (3 units)		
<u>Post 1986 Credits</u>		1
Group Homes:		
New Concepts for Living 16 Fourth Avenue (B 602, L 8) (4 units)	4 units	4 units completed on or about 10/31/90
Spectrum for Living 14 Lester Avenue (B 1607, L 24) (6 units)	6 units	6 units completed on or about 4/17/98
Total	195	

The Borough seeks credits, reductions and adjustments as detailed below, consistent with its vacant land adjustment that determined its second round RDP obligation was 8 units.

Table 18: Updated Second Round Plan Components and Status
Westwood, New Jersey

Plan Component	Number of Units	Credits Applied to Second Round Plan	Credits
<u>Prior Cycle Credits:</u> for Existing Affordable Units:			
Westwood House			<u>surplus credits</u>
-Age Restricted	164	8	156 (age restricted)
-Non-Age Restricted Accessible	18		18 (non-age restricted)
100 Madison Avenue (B 801, L18)			
Group Homes,	3	-	3 surplus credits
Mid Bergen Community			
34 Kingsberry Avenue (B 1601, L 13) (3 units)			
<u>Post 1986 Credits</u>			
Group Homes:			
New Concepts for Living	4 units	-	4 surplus credits
16 Fourth Avenue (B 602, L 8) (4 units)			
Spectrum for Living	6 units	-	6 surplus credits
14 Lester Avenue (B 1607, L 24) (6 units)			
Total	195	8	Surplus Credits: 187

The above noted plan components affirmatively address the Borough's prior round obligation.

Excess credits represent units from a certified second round plan that were not eligible for credit due to caps on RCA units and age-restricted units. Surplus credits are eligible credits that exceed the second round obligation. Surplus and excess credits may be used to address the Borough's growth share obligation. The Borough has 187 surplus credits.

3. Growth Share. The growth share component of the Borough's affordable housing obligation is calculated based on the projected amount of residential and non-residential growth anticipated between 2004 and 2018. This projection involves a number of steps, including the formulation of a baseline projection that must ultimately be reconciled with the detailed projection resulting from an analysis of approved, pending and anticipated development applications.

Once the detailed analysis is complete and reconciled with the baseline projections, this growth is translated into an affordable housing obligation, based on a standard of one affordable housing unit for every four market rate units that are built and every 16 jobs that are created. Job creation is directly tied to the amount of non-residential floor space constructed.

The following growth share calculation is presented below, separated into residential growth and non-residential growth categories.

a. Calculation of Residential Growth Share.

- i. Baseline Residential Growth Projection. The baseline growth projection for residential development is set forth in Appendix F of the COAH regulations. They suggest that the Borough's housing growth shall consist of 94 dwelling units between the years 2004 and 2018.

Table 19: Household Growth Estimates 2004 - 2018
Westwood, New Jersey

2018 Household Estimate	-	2004 Household Estimate	=	Household Growth
4,723		4,629		94

Source: NJTPA Population and Employment Forecasts and 2000 US Census

- ii. Actual Growth Projection. COAH permits municipalities to conduct a detailed analysis of historical trends, pending and approved development applications, and other local knowledge to generate a growth projection for the community. This projection will be compared to their estimated projection. The actual projection is determined through a series of steps and analyses, as shown below.

Historical Trends in Residential Development. Data for the years 1995-2008 YTD is presented in order to determine the Borough's historical residential growth trends and to determine actual growth since 2004, as evidenced by certificates of occupancy (COs) and demolition permits issued. Historical trends will be used to project residential growth in years to come.

Table 20: Historical Trends in Residential Development
Analysis of Certificates of Occupancy and Demolition Permits, 1995-2008 YTD
Westwood, New Jersey

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008 YTD*
COs Issued	7	2	18	11	8	18	2	3	9	5	8	3	6	2
Demo Permits Issued	4	4	1	4	0	1	3	4	4	6	4	5	1	4
Net Growth	3	-2	17	7	8	17	-1	-1	5	-1	4	-2	5	-2

*Through June

Source: NJ DCA, The NJ Construction Reporter: <http://www.state.nj.us/dca/codes/cr/conrep.shtml>

From 1995 through 2008 YTD, the Borough experienced slow growth. There were, on average, 7.6 CO's issued annually, while there were nearly 3.2 demolition permits issued annually during that same time period. This resulted in a net growth of only 4 units per year.

Projected Residential Development. COAH requires that residential development be projected through 2018. This analysis involves the documentation of residential projects that have been approved but have not yet received COs, pending residential development applications, and anticipated residential development. The table below details the approved and pending residential development projections.

**Table 21: Number of Residential Units
Approved, not Under Construction and Pending Residential Development Applications
Westwood, New Jersey**

Residential Approved and Pending Projects	Net Units *
Linwood Developers Mill Street Block 402 Lot 16 Single Family create 1 additional lot	1
Gemmato Italio & Agusta Subdivision 3 rd Avenue Block 1006 Lot 10 Single Family create 1 additional lot	1
GMKC Subdivision Bergen Street Block 1407 Lot 11 Single Family create 1 additional lot	1
<u>Black Biscuit</u> : Retail replacing VFW Hall Block 808 Lot 11 VFW 1710 sf= (A3) (2.7 jobs/1000 sf or 4.6 jobs) <u>Residential 2 units</u> R – Residential: 3 units	1
<u>Palisade Land Company</u> : Mixed Use Office, retail replacing Mixed Use Office, Retail Catering and Residential Block 909 Lot 14&15 <u>Foremost Catering Facility</u> Office 4,695 sf (B) (2.8 jobs/1000 sf or 13.2 jobs) Catering Prep 8,212 sf (F) (1.2 jobs/1000 sf or 9.9 jobs) <u>Residential 2 units</u> R – Residential: 3 units	1
Total	4

Source: Borough of Westwood

* Adjusted by unit loss for demolition of existing.

Anticipated development is that which will likely occur before 2018, based on site-specific analysis of remaining developable parcels and local knowledge. This analysis includes an estimate of other projected development, based in part on historical growth trends. The analysis of anticipated development applications is based on existing vacant sites that are expected to be developed for residential use before 2018. Yield calculations are based on existing zoning and other features that may impact the amount of development, such as the presence of environmental features, etc.

Table 22: Number of Residential Units by Year of Anticipated CO, 2008* to 2017
Westwood, New Jersey

	Projected											Total
	2008*	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
COs	-1	2	2	2	2	1	1	1	1	1	1	15

Source: Municipal analysis.

- iii. Residential Growth Share Adjustment Using Workbook C, provided by COAH, an analysis of the vacant residential zoned parcels in Westwood; indicates a capacity of 35 units. This when added to the actual growth from 2004 to present, estimate a residential growth share of 6.9 units. Both the Workbook Calculator and the vacant land map are included in this report as appendices.
- iv. Comparison: COAH Projection and Actual Projection. If the actual projection is greater than or equal to the COAH projection, the actual projection has an automatic presumption of validity. However, if this projection is less than the baseline, COAH may deny substantive certification based on this fact, unless the validity of the alternate projection can be affirmatively established. The Borough's position is that COAH's estimate of 94 additional residential units by 2018 overestimates growth. The Borough estimates that an additional 19 dwellings will be built by 2017. This figure is a function of the lack of vacant land, historic development trends associated with non-affordable housing development, and economic conditions.
- v. Determining the Residential Growth Share. In this step, the projected growth is adjusted based on that portion of the projection that includes affordable units that are to be constructed in accordance with the second round certified plan. All affordable housing units and a portion of any market rate units that are part of an inclusionary development may be excluded. Market rate units in an inclusionary development may be excluded at a rate of 5.67 times the number of affordable units constructed on-site.

The residential growth share is determined by taking twenty percent of the Final Net Growth projections

b. Calculation of Non-Residential Growth Share

- i. COAH Growth Projection. COAH projects that the number of jobs in Westwood will increase by 468 by the year 2018. This is detailed in the following table.

Table 23: Non-Residential Growth Projection
Westwood, New Jersey

2018 Employment Estimate	-	2004 Employment Estimate	=	Employment Growth
6,151	-	5,683	=	468

Source: NJTPA Population and Employment Projections, http://www.njtpa.org/Plan/LRP/documents/AppB_DemoForc.pdf

- ii. Actual Growth Projection. COAH also permits a municipality to prepare a detailed analysis of historical trends, pending/approved development applications, and other local knowledge to generate an actual non-residential growth projection for the Borough. This projection is then compared to COAH's projection. The detailed projection is determined through a series of similar steps and analyses, as shown below.

The first step in this analysis is to assess historical trends in non-residential development. In this step, historical data for the years 1996-2008 YTD is examined. This data establishes the Borough's historical non-residential growth trends and provides actual growth figures to year-to-date 2008. As with the residential analysis, growth is indicated by certificates of occupancy and demolition permits issued. Historical trends are then utilized to help predict non-residential growth. The table presents this information based on the total square footage by type of non-residential development (i.e. office, retail, etc.).

Table 24: Historical Trends in Non-Residential Development, 1996-2008 YTD
Analysis of Certificates of Occupancy and Demolition Permits, Square Footage by Use Type
Westwood, New Jersey

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008 YTD*
Certificates of Occupancy Issued (sf)													
Office	6,340	0	586	0	0	400	0	0	0	12,823	0	21,431	0
Assembly (A2-A4)	0	0	0	0	0	0	0	0	0	14,552	0	25,735	0
Hotels/Motels	0	0	0	163	0	0	0	0	0	0	0	0	0
Storage	0	0	0	0	6,180	0	0	0	4,785	0	0	0	0
Mercantile	0	0	0	0	0	19,015	0	625	0	0	0	0	0
Demolition Permits Issued (permits issued)													
Office	2	0	5	2	3	1	2	0	1	1	0	0	0
Assembly (A2-A4)	0	0	0	0	0	0	1	0	0	0	1	0	0
Factories	0	0	0	0	0	1	0	0	0	0	0	0	0
Mercantile	0	0	0	0	0	0	0	0	0	0	1	0	0
Storage	0	0	0	0	0	0	0	1	0	0	0	0	0

* Through June

Source: NJ DCA, The NJ Construction Reporter: <http://www.state.nj.us/dca/codes/cr/conrep.shtml>

The data for 2004 through YTD 2008 is translated into employment growth, based on the multipliers provided in Appendix E of the Substantive Rules. This is shown in the table below.

Table 25: Actual Non-Residential Growth Share, 2004-2008 YTD
Westwood, New Jersey

	2004		2005		2006		2007		2008 YTD*		Total Jobs
	Sq. Ft.	Jobs	Sq. Ft.	Jobs	Sq. Ft.	Jobs	Sq. Ft.	Jobs	Sq. Ft.	Jobs	
Certificates of Occupancy (SF)											
Office (B)	0	0	12,823	35.9	0	0	21,431	60.0	0	0	95.9
Assembly (A2)	0	0	0	0	0	0	16,292	52.1	0	0	52.1
Assembly (A3)	0	0	14,552	23.3	0	0	9,443	15.1	0	0	38.4
Storage (S)	4,785	4.8	0	0	0	0	0	0	0	0	4.8
Subtotals	4,785	4.8	27,375	59.2	0	0	47,166	127.2	0	0	191.2
Demolition Permits (permits issued) **											
Office (B)	1		1		0	0	0	0	0	0	
Assembly (A2)	0	0	0	0	0	0	0	0	0	0	
Assembly (A3)	0	0	0	0	1		0	0	0	0	
Mercantile (M)	0	0	0	0	1		0	0	0	0	
Subtotals	1		1		2		0	0	0	0	
Totals											191.2

* 2008 YTD numbers through May

** Data for square footage for demolished unavailable therefore actual net job growth would be lower due to developed nature of borough.

Source: NJ DCA, The NJ Construction Reporter: <http://www.state.nj.us/dca/codes/cr/conrep.shtml>

Anticipated Non-Residential Development. COAH requires that non-residential development be projected to 2018. This analysis involves the identification of all prospective non-residential projects, including those approved but not receiving COs, any pending non-residential development applications, and anticipated non-residential development. Anticipated development is that which will likely occur before 2018, based on site-specific analysis of remaining developable parcels. This analysis includes an estimate of other projected non-residential development, based in part on historical growth trends. The following tables project the estimated square footage and job growth associated with each development. In addition the table includes the job loss associated with projected non-residential demolitions as they relate to the projects in question.

**Table 26: Projected Non-Residential Square Footage/Jobs
Approved Development Applications
(2008-2018)
Westwood, New Jersey**

Approved Projects	Square Footage	Net Job Increase*
<u>Black Biscuit</u> : Retail replacing VFW Hall Block 808 Lot 11 VFW 1710 sf= (A3) (2.7 jobs/1000 sf or 4.6 jobs) <u>Residential 2 units</u> M Mercantile (1.7 jobs/1000sf or 6.3 jobs) R – Residential: 3 units	3,726	1.7
<u>Preferred Management</u> : Daycare Center (addition) Block 2109 Lot 9 I Institutional (2.6 jobs/1000sf or 2.0 jobs)	760	2.0
<u>Wachovia Bank</u> : Bank replacing Mercantile Block 806 Lot 2&4 <u>Ford Dealership</u> (21,650 sf total)* Automotive Showroom 7,590 sf (B) (2.8 jobs/1000 sf or 21.3 jobs) Automotive Repair 7,590 sf (M) (1.7 jobs/1000 sf or 12.9 jobs) <u>Karate School (2nd floor) 6,470 (A3) (1.6 jobs/1000 sf or 10.4 jobs)</u> Total job by demolition 44.6 jobs B – Bank (2.8 jobs/1000 sf or 11.3 jobs)	4,025	0
<u>Palisade land Company</u> : Mixed Use Office, retail replacing Mixed Use Office, Retail Catering and Residential Block 909 Lot 14&15 <u>Foremost Catering Facility</u> Office 4,695 sf (B) (2.8 jobs/1000 sf or 13.2 jobs) Catering Prep 8,212 sf (F) (1.2 jobs/1000 sf or 9.9 jobs) <u>Residential 2 units</u> Total job by demolition 23.1 jobs B – Office: 11,000 (2.8 jobs/1000 sf or 30.8 jobs)	11,000	7.7
TOTAL		11.4

Source: Borough of Westwood

* Adjusted by job loss for demolition of existing buildings.

The analysis of anticipated development applications is based on existing sites that are expected to be developed for non-residential use before 2018. Yield calculations are based on existing zoning and other features that may impact the amount of development, such as the presence of environmental restraints, etc. It is anticipated that, based on the fully developed character of the community, and the fact that a significant portion of the Borough's non-residential areas have been upgraded recently, leaving few sites for additional development, that by the year 2018 few additional jobs would be created locally.

The following table details the net projected employment growth based on all the above

projections, including approved, pending and anticipated development applications, as well as projected job loss associated with anticipated demolitions. Actual data from 2004 to 2007 is added into the table below to provide a complete non-residential growth projection for the third round period.

Table 27
Total Net Employment Growth
Actual and Projected
Woodcliff Lake, New Jersey

	Actual					Projected										
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total
New Jobs	4.8	59.2	0	127.2	3.7	7.7	5	5	5	5	5	5	5	5	5	242.6

iii. Comparison: COAH Projection and Actual Projection. COAH's projection of 468 jobs is unlikely to occur based on the lack of vacant land in the community. The borough projects a gain of 242 jobs. If the actual projection is greater than or equal to the COAH projection, the actual projection has an automatic presumption of validity. If this projection is less than COAH's, COAH may deny substantive certification unless the validity of the alternate projection can be affirmatively established. In this case, the modest projection is based upon historic development patterns and the lack of land for additional development.

i. Non-residential Growth Share Adjustment Based upon Land Capacity

Using Workbook C, provided by COAH, an analysis of the vacant non-residential zoned parcels in Westwood; indicates a non-residential growth of 222 jobs. This when calculated for the growth share obligation estimates a non-residential growth share of 13.85 units. Both the Workbook Calculator and the vacant land map are included in this report as appendices.

c. Total Growth Share Obligation

i. The total growth share obligation combines the obligations for both residential and non-residential growth. The Land Capacity Workbook C total residential growth share is 6.9 units and the non-residential growth share is 13.8 units, thereby the total new construction obligation of 20.7 or 21 units.

This 21 unit figure is consistent with the methodology required by COAH in their procedure to determine adjusted growth share based on land capacity. See the Summary of Adjusted Growth Share Projection Based on Land Capacity (the COAH worksheets) placed in the appendix of this report.

SECTION III: FAIR SHARE PLAN

A. PLAN SUMMARY

This section of the plan details the projects, mechanisms which may be used to meet the Borough's affordable housing obligation. Westwood was assigned a rehabilitation share of 41 units a prior round obligation of 87 units and a growth share obligation of 48 units. Through a vacant land adjustment, the Borough obligation was adjusted in prior round certification to address a realistic development potential (RDP), of 8 units for the prior round obligation instead of the 87 unit prior round obligation. As detailed above, the analysis of the community's land capacity considering the current developed character, its historic development pattern, its projected growth, and vacant land adjustment concludes its adjusted growth share obligation is 21 affordable housing units. The manner in which this obligation is addressed is detailed below.

1. Prior Round Obligation. The Borough has a prior round obligation of 87 units. As previously noted, COAH established that Westwood was eligible for a vacant land adjustment in their prior round certification of 79 units resulting in an 8 units RDP. In accordance with N.J.A.C. 5:97-3.11 the following formulas are used to determine the Prior Round Obligation in consideration of the vacant land adjustment received for the prior round:

- a. Prior Round Rental Obligation. In accordance with N.J.A.C. 5:97-3.11(b) the Borough is required to provide a realistic opportunity for affordable rental units in the prior round (1987-1999), equal to 25 percent of the Borough's new construction obligation based upon the following formula:

Rental Obligation = .25(Realistic Development Potential, RDP)

Westwood:

Rental Obligation = .25 (8)

Rental Obligation = 2 units

- b. Prior Round Age Restricted Maximum. Pursuant to N.J.A.C. 5:97-3.11(c), the Borough may age restrict up to 25 percent of its 1987-1999 affordable housing obligation in accordance with the following formulas:

Age Restricted Maximum = .25(RDP + rehabilitation share – rehabilitation credits)

Westwood:

Age-restricted Maximum = .25 (8+41-13)

Age-restricted Maximum = 9 units

Age Restricted Maximum = .25(Unmet Need)

Westwood:

Age-restricted Maximum = .25 (79)

Age-restricted Maximum = 20 units

The Borough is utilizing the lower of the two results from the formulas noted above for a maximum of 9 age restricted units in addressing its prior round obligation.

Therefore Westwood has a prior round rental obligation of 2 units and may receive a maximum

rental bonus of 2 units in addressing its prior round obligation. In addition, the Borough may age restrict up to 9 units based upon the formulas as noted above.

The following table details how the Borough has addressed the Prior Round Obligation through prior cycle credits.

**Table 28: Plan to Address Prior Round Obligation
Westwood, New Jersey**

Plan Component	Number of Units	Credits Applied to Second Round Plan	Credits
<u>Prior Cycle Credits:</u> for Existing Affordable Units:			
Westwood House			<u>surplus credits</u>
-Age Restricted	164	8	156 (age restricted)
-Non-Age Restricted Accessible	18		18 (non-age restricted)
100 Madison Avenue (B 801, L18)			
Group Homes,	3	-	3 surplus credits
Mid Bergen Community			
34 Kingsberry Avenue (B 1601, L 13) (3 units)			
<u>Post 1986 Credits</u>			
Group Homes:			
New Concepts for Living	4 units	-	4 surplus credits
16 Fourth Avenue (B 602, L 8) (4 units)			
Spectrum for Living	6 units	-	6 surplus credits
14 Lester Avenue (B 1607, L 24) (6 units)			
Total	195	8	Surplus Credits: 187

The plan includes the minimum 8 rental units that are designed to meet and exceed COAH's requirement of 2 units as noted above. The calculation of units associated with the prior round plan also provides the Borough with 187 surplus credits (which are carried over to the third round obligation.)

2. Rehabilitation Share. It has been determined by COAH that Westwood has a 41 unit rehabilitation obligation. In addition it was determined during prior round certification that the borough qualified for 13 rehabilitation credits equating to 28 units to be addressed. The Borough of Westwood has benefitted from residents who are participating in the Bergen County Housing Improvement Program (HIP). Since 2001 the borough has had 5 participants in this program as identified in the Appendix. This equates to a 23 unit remaining rehabilitation

obligation. The Borough also plans to implement a rehabilitation program to address its 23-unit remaining rehabilitation share in accordance with the third round rules. The COAH regulations provide that “municipalities shall provide sufficient dollars to fund no less than half of the municipal rehabilitation component by the mid-point of substantive certification”. The regulations indicate the funding is set at a rate equivalent to \$10,000 per unit. The Borough will continue to promote the use of the Bergen County HIP program for the remaining rehabilitation obligation, should funds no longer be available through this program the borough will utilize funds available through the development fee trust fund or municipal bonding for the program. Base upon the aforementioned requirements the sum of \$115,000 to fund no less than half of the municipal rehabilitation component by the mid-point of substantive certification. Funds would be made available to income-qualified households who participate in the program.

3. Growth Share Obligation. The Borough has an adjusted growth share based upon land capacity of 21 units. This was calculated in Section II of this plan based on projected residential and non-residential growth in the community. In accordance with N.J.A.C. 5:97-3.11 the following formulas are used to determine the Prior Round Obligation in consideration of the vacant land adjustment received for the prior round:
 - a. Rental Component. COAH regulations stipulate that at least 25 percent of a municipality’s growth share obligation must be addressed with rental housing. The Borough is obligated to provide at least 5 rental units based upon the following formula; $.25 (\text{growth share obligation}) = .25 (21) = 5$. As shown in table 29 below this is being addressed by the supportive and special needs housing and the rental housing provided in Westwood House.
 - b. Rental Bonus Credits. COAH regulations stipulate that a municipality may receive bonuses for rental units in excess of its growth share rental obligation of 1.25 units of credit for each bedroom in a supportive and special needs housing unit bedroom. As noted in table 29 below the Borough is eligible for 12.5 bonus credits for the post 1986 supportive and special needs housing units on 16 Fourth Avenue and 14 Lester Avenue.
 - c. Maximum Third Round Bonuses COAH regulations stipulate that not more than 25 percent of a municipality’s growth share obligation can be addressed with bonus credits. The Borough can apply a maximum of 5 bonus credits to the growth share obligation based upon the following formula; $.25 (\text{growth share obligation}) = .25 (21) = 5$.
 - d. Age Restricted Maximum. COAH regulations stipulate that not more than 25 percent of a municipality’s growth share obligation can be addressed with age restricted housing. The Borough can apply a maximum 5 age restricted units to the growth share obligation based upon the following formula; $.25 (\text{growth share obligation}) = .25 (21) = 5$. Westwood House is included for 5 age restricted affordable housing units.
 - e. Family Housing. At least 50 percent of the new construction affordable housing obligation must be considered “family housing,” that is available to all who meet the specific income guidelines. Therefore 11 family housing units are required based upon the following formula; $.50 (\text{growth share obligation}) .50 (21) = 11$ units. Westwood

House is included in table 29 below for 11 non-age restricted affordable and accessible units with kitchen facilities.

- f. Low and Moderate Income Housing Split. COAH also requires the affordable units be split evenly between low and moderate income households and meet income guidelines. Additionally, 13% of the total must be set aside for very low income households. Therefore 3 very low income units are required based upon the following formula; $.13 \text{ (growth share obligation)} = .13 (21) = 2.73 \text{ or } 3 \text{ units}$. The Westwood plan is designed to adhere to these requirements through the Mid Bergen Community and New Concepts for Living supportive and special needs facilities as noted in table 29 below providing at least 5 units towards this requirement.
- g. Unmet Need. An ‘unmet need’ component that is designed to address the difference between the Borough’s adjusted assessment of its ability to address affordable housing based on its lack of available developable land (21 units) and COAH’s 48 unit published figure for the Borough’s third round obligation or an Unmet Need of 27 units. The plan can call for an obligatory overlay requirement throughout the municipality that mandates that, whenever a developer proposes a minimum of 5 units on a site, twenty percent of the total number of dwellings must be set aside for income qualified households.
- h. Development Fees. The Borough should continue to impose development fees as permitted by COAH’s third round rules. The funds generated by the collection of development fees will be applied directly toward implementation of the Borough’s Fair Share Plan, including spending at least 30 percent of funds for affordability assistance.

Development fees of up to 1.5 percent of the equalized assessed value may be collected on residential development. Development fees of 2.5 percent of the equalized assessed value may be collected on non-residential development. Additional residential units resulting from a “d” variance will be subject to a six percent development fee. Additional non-residential floor-area resulting from a “d” variance will be subject to a six percent development fee.

Westwood is currently amending the development fee ordinance to 1 percent for residential development and enforcing the state mandated 2.5 percent development fee for non-residential development. Westwood has included a draft development fee ordinance in the appendix of this document to update the development fee ordinance following COAH certification to update the current ordinance to permitted regulatory limits.

B. Plan Components for Third Round

The adjusted growth share obligation of 21 units will be met through the use of surplus credits. The following table illustrates the proposed plan:

Table 29: Plan to Address Third Round Obligation Components and Description
Borough of Westwood, New Jersey

Plan Component	Applied to Third Round	Description
<u>Prior Cycle (prior 1986) Credits: for Existing Affordable Units:</u> Westwood House -Age Restricted (156 available) -Non-age restricted (18 available) 100 Madison Avenue (B 801, L18) (182 units total) Group Homes, Mid Bergen Community 34 Kingsberry Avenue (B 1601, L 13) (3 units)	5 of 156 units 11 of 18 units 3 units	Age Restricted Cap, Rental Units Non-age Restricted, Accessible Rental Units Prior Cycle Rental, Supportive-Special Needs
<u>Post 1986 Credits</u> Group Homes:		
New Concepts for Living 16 Fourth Avenue (B 602, L 8) (4 units)	2 of 4 units	Rental, Supportive-Special Needs (Eligible Bonus= 1.25x4 bdrms=5 units)
Spectrum for Living 14 Lester Avenue (B 1607, L 24) (6 units)	0 of 6 units	Rental, Supportive-Special Needs (Eligible Bonus= 1.25x6 bdrms=7.5 units)
Total	21 units	
Remaining Obligation	0 units	
Surplus Credits	166 units	12.5 bonus credits

Surplus Credits. The borough will have 166 units of surplus credit associated with the Westwood House development that are not applied to this third round cycle. In addition 12.5 rental bonus credits are not applied in this third round cycle.

C. Plan Documents

This section includes the publication of COAH's Forms for the Development Fee Ordinance, Draft Resolution Requesting COAH to Review the Development Fee Ordinance, Draft Spending Plan, Draft Resolution Forwarding the Spending Plan to COAH For Review, Draft Fair Share Ordinance, and Draft Affirmative Marketing Ordinance, for the appropriate provisions for Westwood. In addition, maps and vacant land data are included indicating the supporting information for the findings of the Third Round Plan as well as COAH's initial vacant land assessment.

MAPS

- Map 1: Existing Land Use**
- Map 2: Vacant Parcels**
- Map 3: Vacant Parcels with Environmental Constraints**
- Map 4: Vacant Land, as Determined by COAH**

APPENDICES

- A - 1: Workbook C: Summary of Adjusted Growth Share Projection Based on Land Capacity**
- A - 2: Changes to Municipal Zoning Ordinances during the Previous Two Years**
- A - 3: Draft Development Fee Ordinance**
- A - 4: Draft Resolution Requesting COAH to Review the Development Fee Ordinance**
- A - 5: Draft Spending Plan**
- A - 6: Draft Resolution Forwarding the Spending Plan to COAH for Review**
- A - 7: Draft Updated Fair Share Ordinance (Pending publication by COAH)**
- A - 8: Draft Updated Affirmative Marketing Ordinance (Pending publication by COAH)**
- A - 9: Rehabilitation Documentation Since 2001**
- A - 10: Westwood House Correspondence**

A - 1: Workbook C: Summary of Adjusted Growth Share Projection Based on Land Capacity

A - 2: Changes to Municipal Zoning Ordinances during the Previous Two Years

A - 3: Draft Development Fee Ordinance

A - 4: Draft Resolution Requesting COAH to Review the Development Fee Ordinance

A - 5: Draft Spending Plan

A - 6: Draft Resolution Forwarding the Spending Plan to COAH for Review

A - 7: Draft Fair Share Ordinance (Pending publication by COAH)

A - 8: Draft Affirmative Marketing Ordinance (Pending publication by COAH)

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A - 10: Westwood House Correspondence